

FOR SALE & FOR LEASE

**PROFESSIONAL / MEDICAL FACILITY
LOCATED ON BUSY US 27 / 40,000 + CARS PER DAY
5 MILES SOUTH OF THE HEART OF FLORIDA HOSPITAL
SURROUNDED BY NEW RESIDENTIAL DEVELOPMENT
4011 US 27 NORTH HAINES CITY FL. BUILDING 110
NEW CVS DRUG STORE NORTH
EASY ACCESS TO I-4 ORLANDO & TAMPA
NEW LOWE'S ¼ MILE SOUTH
NEW PUBLIX NORTH**



NET LEASABLE	10,050 SF	PRICE	\$ 2.075M
66.55 % LEASED	6,688 SF	PARKING	50 +
13.55% LEASED	1,362 SF	LAND	1 A/C +
AVAILABLE	2,000 SF	CONFIDENTIALITY	
AGE OF BUILDING	8 YEARS	AGREEMENT REQUIRED FOR	
		RENT ROLL	

CONTACT BILL WATSON, REALTOR OFFICE: 863 294 4149

CELL: 863 289 1414 bill@watsonandwatsonrealtors.com

Watson & Watson Inc., Realtors

6650 SR. 544 EAST WINTER HAVEN FLORIDA 33881

THIS INFORMATION, ALTHOUGH BELIEVED TO BE CORRECT IS NOT WARRANTED TO BE SO BY THE OFFICE OF WATSON & WATSON INC., REALTORS. OFFERED SUBJECT TO PRIOR SALE, CANCELLATION, PRICE CHANGE, AND GOVERNMENTAL & ENVIRONMENTAL REGULATION (S). ALL MEASUREMENTS ARE APPROXIMATE. ANY INFORMATION CRITICAL TO YOUR BUYING DECISION SHOULD BE VERIFIED.